165.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,200 / 957,200
					USE VALUE:	957,200 / 957,200
					ASSESSED:	957,200 / 957,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3	-3A	PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEDEIROS E M/TRUSTEE
Owner 2:	RAM REALTY TRUST
Owner 3:	
Street 1:	3A PAUL REVERE ROAD
Street 2:	#2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MEDEIROS ESMERALDA M -
Owner 2:	-
Street 1:	3A PAUL REVERE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,052 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2918 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5052.000	551,300	5,800	400,100	957,200
Total Card	0.116	551,300	5,800	400,100	957,200
Total Parcel	0.116	551,300	5,800	400,100	957,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.09 | /Parcel: 328.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 109135
GIS Ref:
GIS Ref:
Insp Date: 07/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	551,500	5800	5,052.	400,100	957,400	957,400	Year End Roll	12/18/2019
2019	104	FV	426,400	5800	5,052.	400,100	832,300	832,300	Year End Roll	1/3/2019
2018	104	FV	426,400	5800	5,052.	354,400	786,600	786,600	Year End Roll	12/20/2017
2017	104	FV	399,300	5800	5,052.	297,200	702,300	702,300	Year End Roll	1/3/2017
2016	104	FV	399,300	5800	5,052.	297,200	702,300	702,300	Year End	1/4/2016
2015	104	FV	354,800	5900	5,052.	257,200	617,900	617,900	Year End Roll	12/11/2014
2014	104	FV	354,800	5900	5,052.	248,600	609,300	609,300	Year End Roll	12/16/2013
2013	104	FV	369,600	5900	5,052.	236,600	612,100	612,100		12/13/2012

!12766!

PRINT

Date	Time
12/11/20	02:49:10

LAST REV

Date	Time
07/31/18	12:00:08
mmcmakin	

USER DEFINED

Prior Id # 1:	109135
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12766

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEDEIROS ESMERA	61641-124		4/22/2013	Convenience	1	No	No		
FONTANILLS LUCY	61310-280		3/1/2013	Family	1	No	No		
MEDEIROS ESMERA	47598-327		6/9/2006	Family	1	No	No		
FONTANILLS LUCY	40309-299		8/4/2003	Family	1	No	No		
MEDEIROS ESMERA	31936-512		10/13/2000	Convenience	1	No	No		
MEDEIROS ESMERA	28375-51		3/30/1998	Family	99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2010	985	Manual	1,960					
7/9/2010	809	Manual	3,000					REPLACE STRINGERS

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
5/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5052		Sq. Ft.	Site		0	70.	1.13	8									400,091						400,100	

Total AC/HA: 0.11598 | Total SF/SM: 5052 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 400,091 | Spl Credit | Total: 400,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05384612
Const Adj.:	0.98000199
Adj $ / SQ:	175.571
Other Features:	101500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	748991
Depreciation:	197734
Depreciated Total:	551258

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

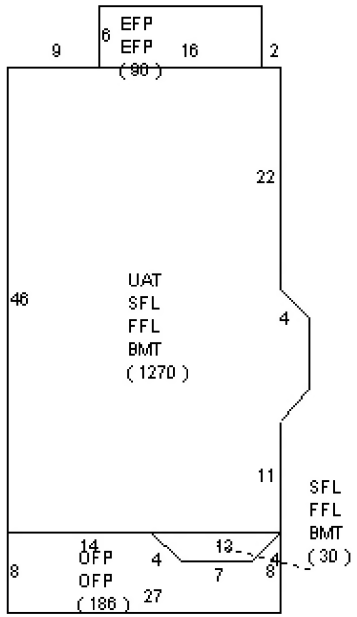
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.13
Special Features:	0	Val/Su Net:	115.29
Final Total:	551300	Val/Su SzAd	212.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,300	52.670	68,473
FFL	First Floor	1,300	175.570	228,242
SFL	Second Floor	1,300	175.570	228,242
OFP	Open Porch	372	20.520	7,632
UAT	Upper Attic	318	122.900	39,021
EFP	Enclos Porch	192	40.580	7,791

Net Sketched Area:	4,782			Total:	579,401
Size Ad	2600	Gross Are	5734	FinArea	2918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1940	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	20X16	A	AV	1998	3.42	T	16.8	104			900			900

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800